



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Monday, October 22, 2025 • 6:15 pm
7514 Cattail LN SW, Olympia, WA 98512

Attendance via Zoom audio is preferred. Contact info@blacklakespecialdistrict.org for instructions.

Participants from the public will be muted by the Zoom host. Participants will be unmuted during the agenda item titled “Public Communication”.

AGENDA:

1. Call to Order
2. Roll Call
 - a. Present
 - i. Lake Stintzi
 - ii. Kirk Vanlandeghen
 - iii. Cory Freeborn
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. September 15, 2025 Minutes
 - b. Financials
 - c. Payment Transmittal and Invoices

(Funds) Voucher (Warrant)	Total
Invoice #1	\$2,254.00
Invoice #2	\$1,288.00
Invoice #3	\$2,500.00

5. Old Business
 - a. Newsletter
 - b. RFP for Vegetation Management Plan (VMP) attached.
 - c. Finalize RFP schedule. Special Board Meeting needed for 11/10 to review/respond to RFP questions.
 - d. Total available funds are approximately \$240,000 at this time. Funds are sufficient to pay VMP contractor without grants from Ecology.
 - e. “Notice of Intent” to renew aquatic herbicide permit submitted to Ecology. This is required every five years.
6. New Business
 - a. Motion to transfer \$20,000 from Treasurer fund 6354 to 6355. This will complete our requirement to fund a “guarantee fund” of \$100,000 per the terms of our bond with Kitsap Bank.
7. Items from the Floor



BLACK LAKE SPECIAL DISTRICT

8. Public Communication – *Limit of 3 minutes per person. Zoom host will provide warning when 30 seconds remain. Meeting minutes will only reflect the name of the person speaking.
9. Adjournment of Public Meeting

Next Meeting: November 10, 2025



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Monday, September 15, 2025 • 6:15 pm

ACTION ITEMS:

- Lake will make the suggested changes to the newsletter and will send to OrgSupport.

MINUTES:

1. Call to Order – **President Stintzi called the meeting to order at 6:17 pm.**
2. Roll Call
 - a. Present
 - i. Lake Stintzi - Present
 - ii. Kirk Vanlandeghen - Absent
 - iii. Cory Freeborn - Present
3. Approval of Agenda – **It was moved, seconded, and was unanimously passed to approve the agenda.**
4. Approval of Consent Agenda – **It was moved, seconded, and unanimously passed to approve the consent agenda.**
 - a. August 18, 2025 Minutes
 - b. Financials
 - c. Payment Transmittal and Invoices – One invoice is from the treasurer that will not be a paper check that is printed but a journal entry.

(Funds)		Total
Voucher (Warrant)		
Invoice #1-5		\$17,425.53

5. Old Business
 - a. Newsletter final – Newsletter is in final form with minor changes from a month ago. Added board member names and intro paragraph as well as a map of the housing development. Cory suggested adding a before and after of the sonar mapping. *Lake will make the suggested changes to the newsletter and will send to OrgSupport.*
 - b. 8/23 E-mail from Carlos Herrera and accompanying RFP draft for Vegetation Management Plan
 - c. Current lake weed conditions and possible need for second treatment – Too late for a second treatment as the water temperature is too cold.
6. New Business
 - a. Motion to approve Treasurer fee for 2025 of 1% of collections: \$2058.74 – **It was moved, seconded, and was unanimously passed to approve the Treasurer fee for 2025 of 1% of collections in the amount of \$2058.74.**
 - b. Information item – Submission schedule for 2026 assessments – 2026 assessments will be the same as 2025.
7. Items from the Floor – Cory suggests finding a date to discuss the RFP and Vegetation Management Plan. The board will discuss dates for this meeting when Kirk is back in town.



BLACK LAKE SPECIAL DISTRICT

8. Public Communication – *Limit of 3 minutes per person. Zoom host will provide warning when 30 seconds remain. Meeting minutes will only reflect the name of the person speaking.
 - a. None.
9. Adjournment of Public Meeting – **With no further business, President Stintzi adjourned the meeting at 6:35 pm.**

Next Meeting: October 20, 2025

Black Lake Special District
Statement of Income and Expense
January through September 2025

Cash Basis

	Jan - Sep 25
Ordinary Income/Expense	
Income	
Rates & Charges	141,819.37
Total Income	141,819.37
Gross Profit	141,819.37
Expense	
Business Expenses	
Treasurer Fees	2,058.74
Total Business Expenses	2,058.74
Contract Services	
Non-recurring Contract Services	1,947.40
Recurring Contract Services	17,500.00
Total Contract Services	19,447.40
Lake Management	
Control	10,112.50
Permitting Fees	1,205.00
Testing and Monitoring	1,350.00
Total Lake Management	12,667.50
Operations	
Postage, Mailing Service	353.09
Printing and Copying	0.25
Supplies	640.18
Technology & Online Services	934.17
Total Operations	1,927.69
Other Types of Expenses	
Interest Expense - General	23,596.94
Other Expenses	20.00
Total Other Types of Expenses	23,616.94
Total Expense	59,718.27
Net Ordinary Income	82,101.10
Other Income/Expense	
Other Income	
Interest Income	6,929.24
Total Other Income	6,929.24
Net Other Income	6,929.24
Net Income	89,030.34

Black Lake Special District
Financial Position Prev Year Comparison
As of September 30, 2025

Cash Basis

	Sep 30, 25	Sep 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Black Lake Guarantee #6355	80,000.00	60,000.00	20,000.00	33.3%
OlyFed Checking	21,680.56	0.00	21,680.56	100.0%
Thurston County Treasurer	237,260.17	244,000.31	-6,740.14	-2.8%
Total Checking/Savings	338,940.73	304,000.31	34,940.42	11.5%
Total Current Assets	338,940.73	304,000.31	34,940.42	11.5%
TOTAL ASSETS	338,940.73	304,000.31	34,940.42	11.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Current Portion of Loans	55,376.68	54,290.86	1,085.82	2.0%
Total Other Current Liabilities	55,376.68	54,290.86	1,085.82	2.0%
Total Current Liabilities	55,376.68	54,290.86	1,085.82	2.0%
Long Term Liabilities				
Kitsap Bank Loan	1,097,056.20	1,152,432.88	-55,376.68	-4.8%
Total Long Term Liabilities	1,097,056.20	1,152,432.88	-55,376.68	-4.8%
Total Liabilities	1,152,432.88	1,206,723.74	-54,290.86	-4.5%
Equity				
Unrestricted Net Assets	-902,522.49	-981,633.73	79,111.24	8.1%
Net Income	89,030.34	78,910.30	10,120.04	12.8%
Total Equity	-813,492.15	-902,723.43	89,231.28	9.9%
TOTAL LIABILITIES & EQUITY	338,940.73	304,000.31	34,940.42	11.5%

October 12, 2025

Black Lake Special District (BLSD)
120 State Avenue NE, #303
Olympia, WA 98501

Dear Sirs/Madams:

Compensation For Board Meetings

Please approve payment to me of \$2,254 for attendance at 14 meetings from 8/19/24 thru 9/15/25. BLSD Resolution 24-01 allows for \$161 per meeting for "commissioner compensation".

Enclosed are details of the meeting dates and compensation amounts. Also enclosed is detail from my previous compensation payment for meetings.

Thank you,



Lake Stintzi
360-870-8687
7514 Cattail LN SW
Olympia, WA 98512

Enclosure

Sheet1

Compensation Request for Lake Stintzi
10/12/25

Description	Date	Amount
Meeting	08/19/24	\$161.00
Meeting	10/21/24	\$161.00
Meeting	11/18/24	\$161.00
Meeting	12/16/24	\$161.00
Meeting	01/21/25	\$161.00
Meeting	02/18/25	\$161.00
Meeting	03/17/25	\$161.00
Meeting	04/21/25	\$161.00
Meeting	05/19/25	\$161.00
Meeting	06/16/25	\$161.00
Meeting	07/14/25	\$161.00
Meeting	07/28/25	\$161.00
Meeting	08/18/25	\$161.00
Meeting	09/15/25	\$161.00

Total

\$2,254.00

July 28, 2024

Black Lake Special District (BLSD)
120 State Avenue NE, #303
Olympia, WA 98501

Dear Sirs/Madams:

Compensation
Reimbursement For Board Meetings

Please approve reimbursement to me of \$1,288 for attendance at 8 meetings from 2/20/24 thru 7/28/24. BLSD Resolution 24-01 allows for \$161 per meeting.

Enclosed are details of the meeting dates. Also enclosed is detail from my previous reimbursement for meetings.

Thank you,

Lake

Lake Stintzi
360-870-8687
7514 Cattail LN SW
Olympia, WA 98512

Enclosure

Sheet1

Compensation

~~Reimbursement~~ Request for Lake Stintzi
07/28/24

Description	Date	Amount
Meeting	02/20/24	\$161.00
Meeting	03/18/24	\$161.00
Meeting	04/15/24	\$161.00
Meeting	05/13/24	\$161.00
Meeting	06/17/24	\$161.00
Meeting	07/15/24	\$161.00
Meeting	07/22/24	\$161.00
Meeting	07/28/24	\$161.00

Total \$1,288.00


OrgSupport

120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
11/1/2025	5699

Bill To

Black Lake Special District
120 State Avenue NE, #303
Olympia, WA 98501

Description	Qty	Rate	Amount
Contract Services	1	2,500.00	2,500.00
		Total	\$2,500.00

**BLACK LAKE SPECIAL DISTRICT**

120 STATE AVENUE NE, #303
OLYMPIA, WA 98501
INFO@BLACKLAKESPECIALDISTRICT.ORG

OLYMPIA FEDERAL SAVINGS

421 CAPITOL WAY S
OLYMPIA, WA 98501
1-7082/3251

12 **1008****DATE**

11/1/2025

**PAY TO THE
ORDER OF**

OrgSupport

\$

**2,500.00

Two Thousand Five Hundred and 00/100*****

DOLLARS

OrgSupport
Craig Ottavelli
120 State Ave NE #303
Olympia, WA 98501

A handwritten signature in black ink, appearing to read "Jake Hunt", written over a horizontal line.

MEMO

Invoice 5699

⑈00 1008⑈ ⑆3 25 1708 22⑆ 01 20 20 2783⑈